

3/15/0766/HH – Single Storey Side Extension at 60 Queens Road, Hertford SG13 8BJ for Mrs Heather Smith

Date of Receipt: 14.04.2015

Type: Full - Householder

Parish: HERTFORD CP

Ward: HERTFORD CASTLE

RECOMMENDATION

That planning permission be **GRANTED** subject to the following conditions:-

1. Three Year Time Limit (1T12)
2. Matching Materials (2E13)
3. Approved Plans (2E10)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that permission should be granted.

Directive:

1. Other Legislation (01OL)
_____ (076615HH.JS)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. It comprises a two storey semi-detached dwelling located within the built up area of Hertford.
- 1.2 The proposal is for a modest single storey side extension of 5m x 2m on the northern side of the dwelling. The application is referred to the Committee as the applicant is an employee of the Council.
- 1.3 The site falls within the Hertford Conservation Area.

2.0 Site History

2.1 There is no planning history for this site.

3.0 Consultation Responses

3.1 No consultation responses have been received in respect of this development proposal.

4.0 Town Council Representations

4.1 At the time of writing this report, no comments have been received from Hertford Town Council. Any representations received will be reported to the committee at the forthcoming meeting.

5.0 Other Representations

5.1 The application has been advertised by way of press notice, site notice and neighbour notification.

5.2 No letters of representation have been received as a result.

6.0 Policy

6.1 The relevant 'saved' Local Plan policies in respect of this application include the following:-

ENV1	Design and Environmental Quality
ENV5	Extensions to Dwellings
ENV6	Extensions to Dwellings – Criteria
BH5	Extensions and Alterations to Unlisted Buildings in Conservation Areas
TR7	Car Parking – Standards
ENV2	Landscaping

6.2 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are also material considerations in the determination of the application.

7.0 Considerations

7.1 The site lies within the Hertford town boundary wherein there is no objection in principle to development. The main planning considerations in the determination of this application are therefore considered to be:

- Scale, siting and design,
- Neighbour amenity
- Impact of the development on the significance of the Conservation Area

Scale, siting and design

- 7.2 The proposed single storey extension would project approximately 2.0m out from the northern (side) elevation of the property, to the rear of the existing garage, and would be approximately 5.0 metres in depth. In this location it will not be visible from the public highway, and the size of the extension is considered to be proportionate to the size of the existing dwelling.
- 7.3 The extension is of standard design with a mono pitched roof which, at its highest point, would be 3.6 metres above ground level. A window is proposed within the northern flank elevation.
- 7.4 Given the above considerations, there is no objection to the extension with respect to scale, siting or design and the proposal accords with the requirements of Policies ENV1, ENV5 and ENV6 of the adopted East Herts Local Plan.

Neighbour Amenities

- 7.5 The northern side elevation of the dwelling aligns with the side elevation of no. 60a Queen's Road to the north. As a result of the proposed development the flank wall of the extension would be located some 3.3 metres from the common boundary with no. 60a which is marked by a 2.0 metre high brick wall and soft landscaping. There are two windows in the flank wall of no. 60a facing the application site, the lower of which is understood to be a landing window and the upper window to a bathroom. It is not considered that the proposed development would result in any loss of light, or loss of privacy, to the residents of no. 60a.

Impact on surrounding Conservation Area

- 7.6 The proposed extension would not be visible from a public viewpoint. It is of an acceptable design and would be constructed in materials to match the existing dwelling. It is proposed to install windows with UPVC frames which is not normally advocated in Conservation Areas. However, in view of the concealed location of the extension, it is not considered that it this would have any significant impact on the character or appearance of the Conservation Area and Officers are satisfied that the proposal would be in

accordance with policy BH5 of the Local Plan. The Council's duty to preserve the character of the Conservation Area would be met.

- 7.7 The proposed extension would be sited on an area of garden to the side of the property and will largely replace existing hardstanding. For this reason it is not considered that additional landscaping proposals are required.

8.0 Conclusion

- 8.1 Officers consider that, with respect to scale, siting and design, the proposed development is acceptable. The proposals will not give rise to any loss of amenity with respect to neighbouring residents and there would be no adverse impact on the appearance of the dwelling or the surrounding area. The character of the Conservation Area would also not be harmed.
- 8.2 It is therefore recommended that planning permission be granted, subject to the conditions listed at the head of this report.